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Del Norte County Planning Commission

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PLANNING COMMISSION

DEL NORTE COUNTY

Crescent City, California

J. R. HULBERT, JR.
CHAIRMAN
EVERETT K. HURSH
BENNY BEASLEY
S. ANDREW McBETH
JOHN W. SHORT
DR. W. C. EICHNER
ALBERT WHEELON
CONSULTANT

Honorable Board of Supervisors
County of Del Norte
Crescent City, California

Gentlemen:

The Planning Commission submits herewith its annual report for the fiscal year 1961-62 as required by the Government Code.

This year has brought into sharp focus the need for advance planning. Much of the time of the Commission has been consumed with requests for changes in zoning and street names, and with applications for variances and use permits with required hearings, leaving insufficient time for real planning.

If, as is predicted, California's population is to double in the next twenty-five years, and assuming Del Norte County will get its proportionate share of this increase, much planning must be done to serve adequately the needs of the new residents so that Del Norte County will continue to be a delightful and desirable environment in which to live, work, and raise a family.

Two definite steps toward this end are being undertaken:

1. Retaining a Planning Specialist to prepare portions of the Master or General Plan.

2. The Commission will meet twice a month in the future: one meeting for general planning business, the second to meet with the Planning Specialist and do constructive advance planning.

The Commission is appreciative of the support given it by the Board of Supervisors, and particularly of the active interest and assistance of the Board's representative, Mr. Harold Del Ponte.

Respectfully submitted,

J. R. Hulbert, Jr., Chairman

Albert Wheelon, Consultant

COUNTY OF DEL NORTE
1961-62

BOARD OF SUPERVISORS

Fred D. Height, Chairman District #3
Don Clausen, District #1
Bernard McClendon, District #2
Austin S. Hunter, District #4
Harold Del Ponte, District #5

PLANNING COMMISSION

J. R. Hulbert, Jr., Chairman
John W. Short, Crescent City
Everett K. Hursh, Crescent City
Benny Beasley, Fort Dick
S. Andrew McBeth, Klamath
Dr. W. C. Eichner, Crescent City
Supervisor Del Ponte, ex-officio

STAFF

Albert Wheelon, Consultant
Cliff Neisen, Assistant
Dorothy Sinclair, Secretary

OFFICE

Room 18 Courthouse
450 H Street
Crescent City, California

MEETINGS

Regular meetings are held on the first Wednesday evening and the third Tuesday evening of each month in Room 19, Courthouse, Crescent City, California.

BUDGET

	Expended year ending 6-30-61	Allowed 1962-63
SALARIES		
Secretary	480.00	600.00
SERVICES & SUPPLIES		
Office Expense	116.20	150.00
Publications & Legal Notices	139.31	150.00
Transportation & Travel	1,138.62	1,190.00
Professional & Specialized Services	1,898.74 *	3,300.00
	$3,772.87	
(*Plus $2,597.00 unpaid but encumbered to be paid out during 1962-63 fiscal year)	2,597.00	
TOTAL	$6,369.87	$6,100.00

GENERAL:

A forward step has been taken toward the completion of the Master Plan for the County. Mr. George S. Gatter has been retained to implement the following program:

A. NATURE AND PURPOSE OF PLANNING WORK

I. Scope of Work

1. Review of Principles and Objectives for Future Development

a. Prepare study outline of development policy for Planning Commission review.

b. Recommend County Development Policy for consideration by Planning Commission and interested groups.

2. (Coincident with 1.) Basic Research and Analysis

a. Review Crescent City General Plan Research, and supplement for County areas not covered.

b. Estimate future population, employment and holding capacity for each development area within the County.

c. Study county-wide employment prospects and estimate future population of entire labor market area.

d. Study Land Use and physical characteristics of County; map and tabulate land use from date provided by County Officials.

e. Study public facilities and services as to present adequacy and future requirements, including recreation areas, utilities, schools, and County roads.

f. Study recreation usership and estimate future requirements for facilities.

3. Special Studies

a. Prepare County Recreation Plan, at County Base Map Scale, showing areas and locations of various required recreation facilities; one copy in full color.

4. Preliminary General Plan, Report and Map

a. Report to include summary of research findings, recommended development policy, and description of Preliminary General Plan.

b. Preliminary General Plan Map at scale of approximately 1" equals 1 mile, showing:

(1) Future land utilization pattern, designating forest, recreation, agriculture, urban, and other areas.
(2) Future population densities.
(3) Future pattern of public facilities.
(4) Future traffic circulation pattern.

c. Means for providing interim development guidance, including:

(1) Schedule for completing, coordinating and publishing final General Plan.
(2) Recommendations for zoning amendments for interim period prior to General Plan completion.
(3) Recommendations for recreation development priorities and estimated costs.

d. The report will be prepared in not less than 200 copies.

e. The Preliminary General Plan Map will be prepared black and white, reproducible, with a full color original.

5. Preparation of Regulatory Ordinances

a. Zoning ordinance text, and recommended districts for County mapping in accordance with Preliminary General Plan.

6. Other Provisions

a. In order to carry out the program and insure compliance with Planning Commission objectives, a meeting will be held each month with the Planning Commission.

b. The time required to complete the foregoing program will be nine (9) months, dating from Federal approval, plus time required for publishing the report.

II. Maps and Reports

1. Maps

a. Land Use Map at scale approximately one inch equals 1 mile, in full color.
b. Preliminary General Plan Map, in full color, at approximate scale 1" equals 1 mile.
c. Preliminary General Plan Map, reproducible at approximately 1" equals 1 mile.
d. Recreation Plan Map at approximate scale 1" equals 1 mile, non-reproducible.
e. Other miscellaneous maps and sketches as necessary to illustrate program.

2. Reports

a. Preliminary General Plan Report, 200 copies.
b. Zoning Ordinance.
c. Recreation Plan Report.

B. Relation of Work to Comprehensive Planning Program

1. The proposed work will enable the County to provide better guidance to public and private development, and undertake some of its priority zoning programs.

2. Capital improvements will be programmed at a later time.

3. The proposed work will relate State Planning for public works, such as highways, flood control and recreation, with planning by the County and special districts. The work will be coordinated with Federally assisted Economic Development Planning, if any.

4. The proposed program establishes comprehensive planning in Del Norte County, and points the way toward influencing County development so as to augment public safety and welfare, and stimulate priority recreation developments which can provide greater permanent employment and greater public enjoyment of the natural resources of the County. It

will lay the basis for coordination with Crescent City and other Plans now underway.

5. A zoning ordinance will be prepared to implement the proposed General plan. Other regulatory ordinances will follow the adoption of the proposed General Plan, which follows coordination with Crescent City.

C. RELATION TO FEDERAL INTERESTS

1. The proposed work will constitute the first major step in the process of guiding the growth and development of Del Norte County so as to prevent incompatible and harmful land uses and future blight or slums; provide for the full effectiveness of public and private investments in development; and point the way toward a more livable and attractive environment for the people of the County.

D PRIOR PLANNING WORK COMPLETED

1. The County had prepared an Industrial survey early in the 1950's and shortly thereafter instituted some zoning programs in a few of the County settlements.

There has not previously been a comprehensive County-wide General Plan, although Crescent City had for over a year been preparing a plan for the City and surrounding County territory, with which the proposed County Preliminary Plan must be coordinated.

E. FUTURE PLANNING WORK CONTEMPLATED

1. Subsequent to the completion of the proposed preliminary General Plan, a series of meetings will be held with officials working on other plans within the County, so as to bring all plans into harmony. Following upon this procedure, the County expects to complete its final General Plan for presentation and adoption by the Board of Supervisors following publication and public hearings. After adoption of the County General Plan, precise plans may be prepared for major growth areas and facilities, possibly including some of the projects indicated for economic development. Zoning maps would be prepared for County areas desiring application of new County Zoning Regulations. A recreation development program would be organized and financed by either public or private agency.

F. PLANNING ASSISTANCE TO CITIES AND OTHER AREAS OF LESS THAN 50,000 POPULATION.

1. The area to be planned includes the whole of Del Norte County, including the communities of Crescent City, Smith River, Fort Dick, Gasquet and Klamath, and all of the lands comprising the majority of County acreage within the National Forest. The 1960 population of the County was 17,700, and the County was recently designated an area of chronic and persistent unemployment under the Area Redevelopment Act of 1961. For the latter reason it is of utmost improtance to expedite this program so as to designate recreation development areas as early as possible

LAND USE:

Using the Commission's Land Use Maps, and date obtained under the City's "701 Program" (see last year's Annual Report) expanded to include the entire county, Mr. Gatter will prepare a "Land Use Plan", based on necessary economic studies and population projections. This plan will show feasible and desirable uses of land. It will be a plan for adoption by the Commission and the Board after review; and subject to change from time to time as changes occur in economic, population, or other conditions.

This plan will include the General Plan for Streets and Highways to be supplemented by the Commission to include all county, service, and access roads.

ZONING:

The Zoning Enabling Ordinance, No. 200, was adopted August 6, 1951. It has been amended a number of times since that date. The commission has long felt this ordinance should be revised and up-dated to more nearly fit present conditions. This will be done under Mr. Gatter's contract.

Two petitions for rezoning in the Bertsch Tract Zoning District were received. After required hearings, the Commission recommended that the areas be rezoned from R-1 to R-1:A to permit the keeping of animals in the sparsely occupied portion of the area. It further recommended that the remaining portion of the district north of LeClair Street be similarly rezoned. These recommendations were approved by the Board and the area so rezoned.

A request for rezoning of the Gasquet Zoning District and enlarging the zoned area was received by the Commission. After several hearings, the district was enlarged as requested, and rezoned from C-1 to C-1, R-1:A and R-2:A by the Board.

HISTORICAL MONUMENTS:

From information obtained in connection with the county roads master plan, the Commission provided the Historical Society with legal descriptions for property upon which California Registered Landmarks #544 - Fort Terwer, and #545 - Camp Lincoln were placed. The Commission will work with the Historical Society and the Division of Beaches and Parks in an effort to identify and mark the site of the Indian Village at Pacific Avenue and Pebble Beach Drive, and the camp site of the Jedediah Smith party in June, 1828, which was near the location of the Indian Village.

STREET NAMES, SIGNS AND HOUSE NUMBERING:

On request of property owners in the Walton Docks Subdivision the following name changes were recommended by the Commission and approved by the Board:

Third Street to McGruder Street
Fourth Street to Jones Street
Fifth Street to Adair Street

Hearings were held on changing names of Kylish Street, Wyentae Street, and Reservation Road in the Elk Valley Rancheria Subdivision, and King's Valley Road and Elk Valley Road. A recommendation was made to the Board of Supervisors that the name of Kylish Street be changed to Mathews Street and Reservation Road to Norris Avenue. This recommendation was approved by the Board of Supervisors. A second public hearing before the Board is to be held on the name change of King's Valley Road, which was petitioned for by the Historical Society. There being no apparent desire to change the name of Wyentae Street, no change for this street was recommended.

The house numbering plan for the Crescent City area, prepared by Mr. Howard Carter, former Planning Consultant, has been expanded to take in the Northcrest area and other adjacent areas.

Street signs were erected at seventy-five locations in Smith River, Fort

Dick, Crescent City vicinity, and Klamath. One hundred were placed during the first year of this program; seventy-five during the second year. It is the opinion of the Commission that another seventy-five signs proposed for next year will substantially complete this program.

ANGLING ACCESS AREAS:

The angling access proposed for Lake Earl at the terminus of Buzzini Road has been held in abeyance pending a court decision as to the ownership of the lake. Surveys have been completed for the area and for road right-of-way.

The proposed Kellogg Beach area has been abandoned for the present. The owner asked an amount per acre which the Wildlife Conservation Board and this Commission felt was excessive.

The Wildlife Conservation Board is purchasing some 1600 lineal feet on the ocean side of Pebble Beach Drive between Pacific Avenue and Freeman Street at a cost of $16,000. Plans have been prepared for parking areas, rest rooms, and concrete stairways to the beach at a cost of approximately $19,000. Upon approval by the Wildlife Conservation Board, a contract will be let. It is hoped that this installation will be completed this year.

Sites for a proposed ramp and parking area on the Smith River has been inspected by the Chairman and Consultant of the Commission. Plans and cost estimates will be prepared for approval by the Wildlife Conservation Board.

These sites were examined by Chairman Fred D. Haight, Raymond Nesbit, Coordinator of the Wildlife Conservation Board, Wallace Dry, Engineer for Wildlife Conservation Board and Albert Wheelon for the Planning Commission. Mr. Wheelon was authorized to proceed with preparation of plans and specifications for submission to the Wildlife Conservation Board, preliminary to letting a contract.

SPECIAL STUDIES:

HARDING AVENUE.

A request was received from the Superintendent of Schools asking the Commission's assistance in opening up Harding Avenue to provide an approach to the High School from the East. The Commission recommended that Harding Avenue be improved when funds are available; also that a road be opened from Washington Boulevard on the north to the

High School. High School authorities are opposed to a public thoroughfare through the school property. The most feasible plan is to continue Glenn Street to the north, from Small Avenue to Washington Boulevard.

MEETING OF STATE PLANNING ADVISORY COMMISSION

On September 22 and 23, the State Planning Advisory Board held its meeting in Crescent City. In attendance at this meeting were Members of State Planning Advisory Commission:

Norbert B. Moffatt, Chairman
Paul J. Breting
James R. Gardiner
Louis Kanaster
Kenneth C. May
Alvin E. Rhodes
Frank S. Skillman
George L. Willox
David W. Bird
Waverly W. Bishop

Also present were:

Elton R. Andrews, Planning Officer, State Office of Planning
John Fraser, Planning Commissioner, Crescent City Planning Commission
J. R. Hulbert, Jr., Chairman, Del Norte Planning Commission
Albert Wheelon, Planning Consultant, Del Norte County Planning Commission

Mr. Fraser spoke of the work and plans of the City Planning Commission.

Mr. John Hulbert, Chairman of the Del Norte County Planning Commission, introduced Mr. Al Wheelon, County Engineer and Consultant to the County Planning Commission. Mr. Wheelon reviewed the work done by the County Planning Commission over a period of a number of years, and described the County's accomplishments. He also discussed with the Committee a number of County's planning and development problems, including the need for development of State Park facilities, the acquisition of beaches, the development of the water front, and the need for a County Master Plan.

The Chairman of the Committee thanked both Mr. Wheelon and Mr. Fraser for their presentations, and expressed on behalf of the Committee the opinion that both Crescent City and the County of Del Norte appeared to have accomplished a considerable amount of planning progress in consideration of the limited resources available to them.

STREET ABANDONMENTS:

A petition to abandon Stanton Avenue (formerly Third Street) in the Lauff Addition was denied, for the reason that the County Master Plan and the City plans for the Beresa Tract, have not been completed. It is likely that this street will be an important connection between the Lauff Addition and the Beresa Tract.

A petition to abandon a portion of Wilson Avenue, west of Northcrest Drive was approved and recommended to the Board.

RECREATION PLANS AND BASE MAPS:

Mr. Gatter's contract provides for a complete recreation plan and map. The Commission will provide Mr. Gatter with required base maps for this plan, as well as the Land Use Study.

The Commission prepared for Mr. Gatter, in connection with the "701" program of the City, two base maps. The first was a map of the area immediately adjacent to the City, on a scale of 1" equals 500'.

HARBOR AND BEACH FRONT:

As general planning for Harbor Development in the County is done by the Harbor Commission, this Commission has rendered such help and cooperation as is requested. Beach Front planning has been accomplished by the City under the "701" program. This program is well under way. The City is currently preparing a comprehensive development plan for the area from Elk Creek to E Street. An application for a grant from the Federal Government has been made for funds to provide streets, sewer, water, parking area, street lighting, landscaping and raising the sea wall to approximately 15 feet.

H Street has been extended to the sea wall, and a parking area has been gravelled. Preliminary Plans for the road system have been drawn and the consulting engineering firm of Ray Trotter & Associates has prepared plans and specifications for water and sewer systems. The Planning Commission

is working with the City Planning Commission and the Area Redevelopment Organization toward the completion of the Beach Front Development and the Overall Economic Development Plan for the county.

PLANS FOR 1962—63

1. Land Use Plan will be completed under "701" Grant.
2. Revision of Zoning Ordinance and a complete zoning plan, is included in "701" contract.
3. Basic Streets and Highways Plan is a part of "701" contract. This plan will show major highways and arterials, and is to be supplemented by the Commission to include all service and access roads.
4. Population increase and density studies will be made under the "701" contract. This will enable the Commission to make recommendations for specific zoning.
5. A recreation plan and map is part of the "701" contract. From this, the Commission will proceed to prepare detailed plans for improvements in recreational areas.
6. Continue cooperation with the City Planning Commission.
7. Continue cooperation with the County Road Department, in the matter of rights-of-way, specific improvements, etc.
8. Continue cooperation with the Flood Control District in regard to drainage problems, uses of Lake Earl, and other matters as required.
9. Continue checking building permit applications for zoning.

SUMMARY

REGULAR MEETINGS HELD	13*
SPECIAL MEETINGS HELD	2
PUBLIC HEARINGS HELD	21
DISTRICTS REZONED	3
VARIANCES	
Recommended for Approval	3
Recommended for Denial	1
USE PERMITS	
Approved	6
Withdrawn by Applicant	1
BUILDING PLANS APPROVED	1
PLOT PLANS APPROVED	1
ABANDONMENTS (alleys, streets)	
Requests received	2
Requests approved by Commission	1

*At the meeting of April 17, 1962 it was decided to hold two meetings per month; the first to be devoted to General Planning matters, the second for advance planning.

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